



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 7, 2005

IN REPLY PLEASE
REFER TO FILE PJ-1

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VENICE BEACH REFURBISHMENT PROJECT
ADOPT AND ADVERTISE
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5386; C.P. 88692
SUPERVISORIAL DISTRICT 3
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

1. Find that the project is categorically exempt under the California Environmental Quality Act Guidelines in accordance with Article 19, Section 15301 (a), (d), (e)(1), and (l), Section 15302 (b), (c), and (d), and Section 15303 (d) and (e); and under Class 1 (c), (d), (f), (g)(1), and (h), Class 2 (a), (e), and (f), and Class 3 (a), (b), (l), and (q) of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Adopt plans and specifications for construction of the Venice Beach Refurbishment Project at an estimated construction cost of \$3,584,069 funded by the General Fund and the Safe Neighborhood Parks Propositions of 1992 and 1996, and instruct the Executive Officer to advertise for bids to be received and opened on August 25, 2005, in accordance with the Instruction Sheet for Publishing Legal Advertisements (Enclosure B).

3. Authorize the Acting Director of Public Works to execute a consultant services agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$4,100 funded by existing project funds.
4. Award and authorize the Acting Director of Public Works to execute Supplemental Agreement 3 with RRM Design Group to provide additional architectural engineering services for a not-to-exceed fee of \$124,595, funded by the General Fund and the Safe Neighborhood Parks Propositions of 1992 and 1996.
5. Approve the enclosed Youth Employment Plan (Enclosure C).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to obtain bids for the construction of the Venice Beach Refurbishment project.

The project consists of reconstructing the comfort stations at Venice Boulevard and Washington Boulevard, expanding and renovating the comfort station at Yawl Street, refurbishing the parking lots at Rose Avenue and Venice Boulevard, demolishing the existing picnic shelter and constructing a picnic area at Washington Boulevard, constructing a permanent bike/skate rental concession building at Rose Avenue and Venice Boulevard, and improving the drainage at the lifeguard headquarters maintenance yard.

In addition, the construction of a new playground at Washington Boulevard will be included as an additive bid alternate in the project.

The proposed consultant services agreement requires the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification, which is critical to successfully managing construction activities by both the contractor and the County. Bid specifications provide that if the apparent lowest responsible bidder fails to complete an acceptable schedule, the Acting Director may return to your Board to recommend that the bidder be determined nonresponsible and recommend awarding the construction contract to the next lowest responsible bidder, contingent on that bidder completing a baseline schedule that conforms to the County's specifications.

In May 2003, your Board approved revisions to the plans and specifications to reflect the requirements of the California Coastal Commission, which included the deletion of work at the Washington Boulevard parking lot. Since then, Beaches and Harbors has resolved the special conditions required by the California Coastal Commission and wishes to incorporate the previously deleted scope of work, which includes refurbishing the parking lot and reconstructing the bike/skate rental concession building at Washington Boulevard. Under the recommended supplemental agreement, RRM Design Group will provide additional architectural/engineering design services for these Washington Boulevard improvements and additional construction administration services for the project based on the current construction schedule. Upon completion of the design, the Washington Boulevard improvements will be completed separately using a Public Works Job Order Contract.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the proposed improvements will replace deteriorated facilities, increase public safety, expand recreational opportunities, improve the quality of stormwater runoff into the Santa Monica Bay, and enhance public beach access and quality of life.

FISCAL IMPACT/FINANCING

Your Board previously approved a base construction budget of \$2,131,042. The total project cost previously approved by your Board including plans and specifications, plan check, construction, equipment and utility connection fees, consultant services, miscellaneous expenditures, and County services was estimated at \$3,345,000.

In light of the rising construction costs currently being experienced throughout the construction industry, Public Works obtained an independent cost estimate that predicted a construction cost of \$3,584,069. This would increase the overall estimated project budget to \$5,759,000, including associated soft costs for design, consultant, and County services.

Project funding in the amount of \$3,345,000 from the Safe Neighborhood Parks Propositions of 1992 and 1996 and \$2,414,000 of net County cost has been included in the Fiscal Year 2005-06 Capital Project/Refurbishment Budget.

However, based on the volatility of the current construction market, and the potential for increased project costs beyond the available funding, we are recommending that your Board proceed with obtaining bids for construction and defer any adjustments to the

any adjustments to the project budget until the bid process has been completed. At that time, we will return to your Board with final recommendations regarding the project scope, funding, and contract award.

The Project Schedule and Budget Summary are included in Enclosure A.

Operating Budget Impact

Following completion of the project, scheduled for November 2006, Beaches and Harbors anticipate no start-up and no additional operational costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project schedule has been extended to address concerns from the local jurisdictional agencies, and to identify additional funding sources for the project based on the independent cost estimate.

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing agreement includes the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance.

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, (Safely

Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

Due to the nature of the project, the work does not provide significant opportunity for at-risk youth employment, and construction will be performed by skilled employees of the general contractor and its subcontractors. However, the plans and specifications encourage the contractor to employ at-risk youth on the project. The Youth Employment Plan is detailed in Enclosure C.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under the California Environmental Quality Act Guidelines in accordance with Article 19, Section 15301 (a), (d), (e)(1), and (l), Section 15302 (b), (c), and (d), and Section 15303 (d) and (e); and under Class 1 (c), (d), (f), (g)(1), and (h), Class 2 (a), (e), and (f), and Class 3 (a), (b), (l), and (q) of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, as the project involves replacing, renovating, and minor expansion of existing structures that involves negligible or no expansion of use. Public Works will file a Notice of Exemption with the County Clerk.

CONTRACTING PROCESS

On June 2, 1998, your Board awarded an agreement for architectural/engineering services to RRM Design Group for a not-to-exceed fee of \$129,000. Since that time, your Board authorized Public Works to execute two supplemental agreements totaling \$232,000 for additional design services, increasing the total contract value to \$361,000. Approval of the recommended supplemental agreement for a not-to-exceed fee of \$124,595 will increase the total contract amount to \$485,595. Under the recommended supplemental agreement, RRM Design Group will provide additional architectural/engineering design services for refurbishment of the parking lot and reconstruction of the bike/skate rental concession building at Washington Boulevard, and additional construction administration services for the project based on the current construction schedule.

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B). Following receipt of bids, scheduled for August 25, 2005, we will return to your Board for construction contract award.

The Honorable Board of Supervisors
July 7, 2005
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As requested by your Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with Us" website.

Participation by Community Business Enterprises in the project is encouraged through Public Works' Capital Projects' Community Business Enterprises Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.


IMPACT ON CURRENT SERVICES (OR PROJECTS)

During construction, scheduled to begin in November 2005, there will be certain beach use limitations. In order to reduce adverse impacts to the public, the construction will be phased and scheduled to maintain a substantial level of service and access to the beach. Temporary facilities for public use will be provided during construction.

CONCLUSION


Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Beaches and Harbors, and Public Works.

Respectfully submitted,


for DONALD L. WOLFE
Acting Director of Public Works



for STAN WISNIEWSKI
Director of Beaches and Harbors


DAVID E. JANSSEN
Chief Administrative Officer

AP:njc
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Enc. 3

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action Compliance (Ozie Smith)

July 7, 2005

ENCLOSURE A

**VENICE BEACH REFURBISHMENT PROJECT
ADOPT AND ADVERTISE
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5386; C.P. 88692**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	06/02/98*	
Execute Design Contract	06/09/98*	
Schematic Design	07/24/98*	
Design Development	09/29/98*	
Construction Documents	09/29/04*	
Jurisdictional Approvals	01/27/05*	
Construction Contract Award	12/02/03	10/18/05
Construction Start	12/23/03	11/08/05
Substantial Completion	10/18/04	11/02/06
Final Acceptance	01/20/05	12/28/06

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of This Action	Revised Project Budget	Independent Cost Estimate
Plans and Specifications Washington Parking Lot Design Total	\$ 361,000 0 \$ 361,000	\$ 31,035 93,560 \$ 124,595	\$ 392,035 93,560 \$ 485,595	\$ 361,000 40,000 \$ 401,000
Jurisdictional Review and Plan Check	\$ 18,641	\$ 0	\$ 18,641	\$ 22,665
Construction Construction Contract Change Order Contingency Equipment/Utility Connection Fees Total	\$ 2,131,042 213,105 23,000 \$ 2,367,147	\$ 0 0 0 \$ 0	\$2,131,042 213,105 23,000 \$2,367,147	\$ 3,584,069 358,407 50,000 \$ 3,992,476
Washington Parking Lot (Including kiosk and concession building)				\$ 555,000
Other Consultant Services	\$ 63,333	\$	\$ 63,333	\$ 130,000
Miscellaneous Expenditures	\$ 16,590	\$	\$ 16,590	\$ 16,800
County Services	\$ 518,289	\$(124,595)	\$ 393,694	\$ 641,059
TOTAL	\$ 3,345,000	\$ 0	\$3,345,000	\$ 5,759,000

July 7, 2005

ENCLOSURE B

**VENICE BEACH REFURBISHMENT PROJECT
ADOPT AND ADVERTISE
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5386; C.P. 88692**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, Eighth Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC.</u> <u>FEE</u>	<u>DATE OF BID</u> <u>OPENING</u>
3	5386	Venice Beach Refurbishment Project 2300 Ocean Front Walk Los Angeles, California 90291	\$50	08/25/05

Copies of the project manual and drawings may be obtained at the Cashier's Office, Department of Public Works, Mezzanine, 900 South Fremont Avenue, Alhambra, California 91803, for the fee stated above. For bid information, please contact Ms. Grace Stohs of Architectural Engineering Division at (626) 458-5114. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's Office before 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in AED Conference Room, Eighth Floor, 900 South Fremont Avenue, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess an A or B license classification at the time of bid. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, the Department can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7:00 a.m. to 5:30 p.m.



Con 72 horas de notificación, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7:00 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California,
dated July 19, 2005.

Specs. 5386

VIOLET VARONA-LUKENS, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

July 7, 2005

ENCLOSURE C

VENICE BEACH REFURBISHMENT PROJECT ADOPT AND ADVERTISE AWARD SUPPLEMENTAL AGREEMENT SPECS. 5386; C.P. 88692

YOUTH EMPLOYMENT PLAN

Background

The Safe Neighborhood Parks Propositions of 1992 and 1996 provided \$38 million to Beaches and Harbors to develop or improve facilities, enhance beaches and public access, improve water quality, rehabilitate or restore existing facilities, and improve the safety of beach facilities. The County Board of Supervisors has approved expenditure of \$3,345,000 from these funds for the public access and safety improvements at the Venice Beach Refurbishment project.

The project consists of reconstructing the comfort stations at Venice Boulevard and Washington Boulevard, expanding and renovating the comfort station at Yawl Street, refurbishing the parking lots at Rose Avenue and Venice Boulevard, demolishing the existing picnic shelter and constructing a picnic area at Washington Street, constructing a permanent bike/skate rental concession building at Rose Avenue and Venice Boulevard, and improving the drainage at the lifeguard headquarters maintenance yard. In addition, the construction of a new playground at Washington Boulevard will be included as an additive bid alternate in the project.

The project also includes refurbishing the parking lot and constructing a permanent bike/skate rental concession building at Washington Boulevard, which will be designed and completed separately.

Tasks That May be Performed by At-Risk Youth

No elements of this project were found suitable for segregation from the plans and specifications for separate contracts to be performed by at-risk youth. However, the plans and specifications encourage the contractor to employ at-risk youth on the project. To the extent that the contractor is successful, credit will be taken against the Beaches and Harbors' Youth Employment Goal (YEG).

July 7, 2005

ENCLOSURE C

**VENICE BEACH REFURBISHMENT PROJECT
ADOPT AND ADVERTISE
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5386; C.P. 88692**

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Estimated Cost of Youth Employment

It is expected that the contractor will be able to expend at least half of one percent of the construction contract value employing at-risk youth. This results in a minimum estimated expenditure for at-risk youth employment on this project of \$17,920.

Method of Youth Employment

At-risk youth employment will be funded and completed from other sources through Beaches and Harbors' Operating Budget.

Youth Employment Goal

The Los Angeles County Regional Park and Open Space District have set a YEG for Beaches and Harbors for \$2,643,608. Although the Venice Beach Refurbishment project does not provide significant opportunity for at-risk youth employment, Beaches and Harbors is pursuing a number of strategies to meet the YEG. We will continue to encourage contractors to employ at-risk youth on the project, funded by the two propositions, but can anticipate only modest success. Therefore, we are relying on our own efforts to meet our YEG. Within the facility maintenance element below, we are working on a certification program with the Long Beach Job Corps and are hiring Corps graduates as County employees to work in our beach maintenance operation. We are using the Internal Services Department to build 158 replacement lifeguard towers, with at least three emancipated foster youths receiving on-the-job training in carpentry, painting, and other crafts. We also intend to develop agreements with the Long Beach Job Corps and the California Conservation Corps (and possibly other similar agencies) to perform construction, repair, or maintenance projects that are within their capabilities. To conduct our youth programs, we will employ County lifeguards as instructors and many student workers for support. We will make every effort to recruit qualified at-risk youth for these important jobs.

• <u>Proposition A Project Construction</u>	\$ 145,000
• <u>Facility Maintenance</u>	\$ 1,750,000
• <u>Youth Program Instructors and Support</u>	\$ 750,000
Total Estimated Youth Employment	\$ 2,645,000

Enclosure C
July 7, 2005
Page 3

These estimates are conservative, as they were calculated using current salary rates without any inflation for future years. Beyond the strategies described above, Beaches and Harbors will continue to explore all feasible means for appropriate employment of at-risk youth. It is expected that over the life of the two Safe Neighborhood Parks Propositions, Beaches and Harbors will meet and hopefully exceed its YEG.